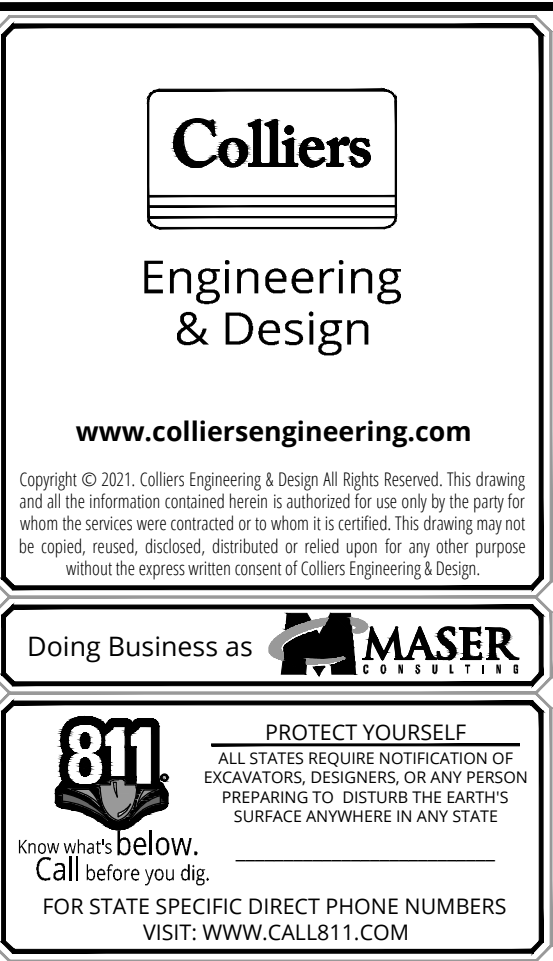
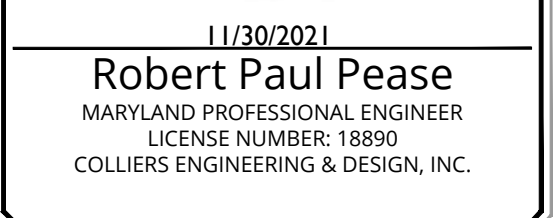
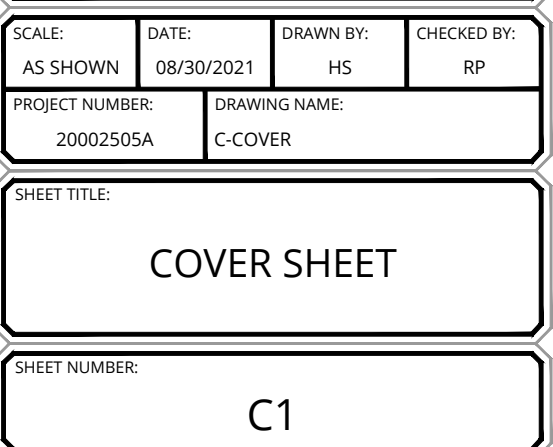


--

[illegible]

CROSSROADS OF KENSINGTON

ELECTION DISTRICT 13
MONTGOMERY COUNTY
MARYLAND



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



Engineering
& Design

olliersengineering.com

Copyright © 2021, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as



PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF
AVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

now what's below.
Call before you dig

FOR STATE SPECIFIC DIRECT PHONE NUMBER
VISIT: WWW.CALL811.COM

[illegible]

1/30/2021

Robert Paul Pease
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 18890
COLLIERS ENGINEERING & DESIGN, INC.

SITE PLAN
#820220030

CROSSROADS OF KENSINGTON

0619 CONNECTICUT AVE

ELECTION DISTRICT 13
MONTGOMERY COUNTY
MARYLAND



Engineering
& Design

STERLING

375 Broderick Drive,
Suite 110
Sterling, VA 20166

Phone: 703.430.4330

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/30/2021	HS	RP

SHEET TITLE:

APPROVAL SHEET

SHEET NUMBER:

2

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820220030, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: MOUNTAIN VIEW BURLESON, LLC

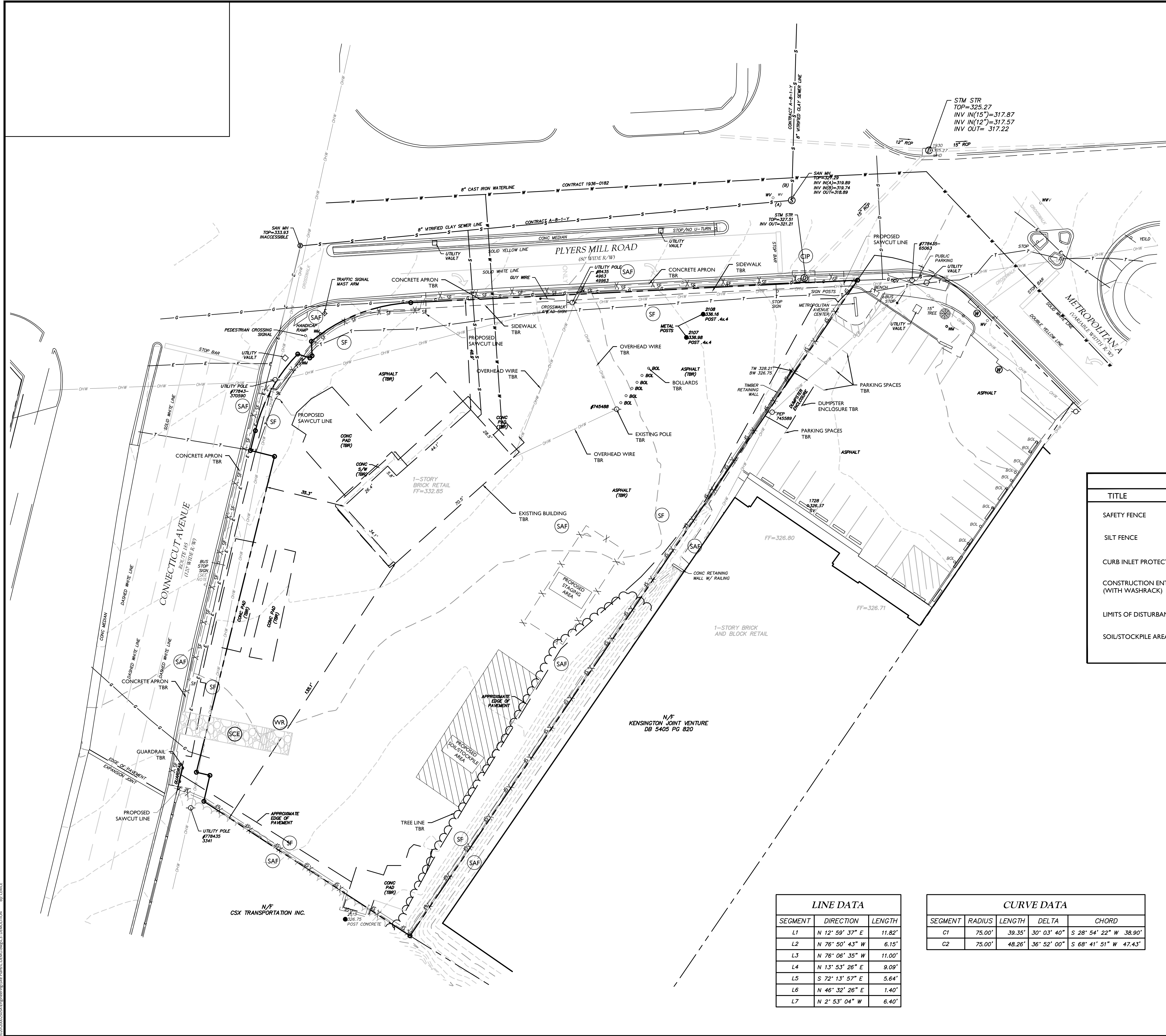
ADDRESS: 1825 EYE STREET NW, DC , 20006

PHONE: (202) 772-5808

SIGNATURE: _____

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020/00002505A\Engineering\Site Plans\CDM\demolition.dwg CD: DEMOLITION By: CDEB



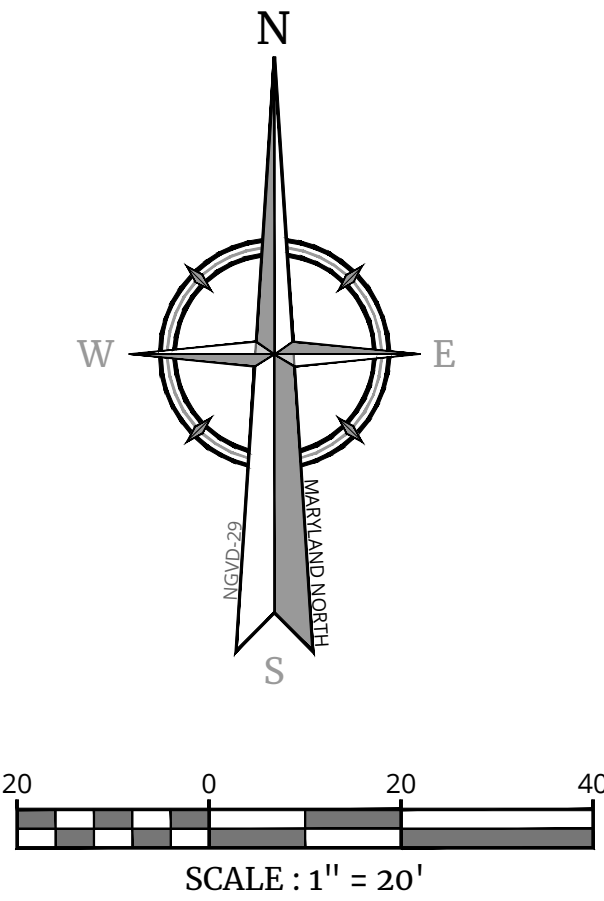
DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CONTACT MISS UTILITY FOR RENEWED UTILITY MARK-OUT PRIOR TO ANY EXCAVATION AND SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS DURING DEMOLITION AND CONSTRUCTION.
2. ALL UTILITY DISCONNECTS ARE TO BE FULLY COORDINATED (SCHEDULE, MEANS AND METHODS, ETC.) WITH THE RESPECTIVE UTILITY OWNER(S).
3. ALL PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL ALONG CONNECTICUT AVENUE, PLYERS MILL ROAD, AND THE SURROUNDING AREA IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE UNDER THE SUPERVISION OF A CERTIFIED TRAFFIC CONTROL MANAGER.
4. CONTRACTOR TO COORDINATE WITH WMATA (CONTACT: JAMIE IRA CEPLER - JCEPLER@WMATA.COM) AND RIDEON (CONTACT: WAYNE MILLER - WAYNEMILLER2@MONTGOMERYCOUNTYMD.GOV) TWO (2) WEEKS PRIOR TO CLOSING SIDEWALK ALONG CONNECTICUT AVENUE FOR SIGN REMOVAL. CONTRACTOR SHALL NOT REMOVE THE EXISTING "BUS STOP" SIGN.

LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	(SAF)	-X-X-
SILT FENCE	(SF)	-SF-SF-
CURB INLET PROTECTION	(CIP)	[Symbol]
CONSTRUCTION ENTRANCE (WITH WASHRACK)	(SCE) (WR)	[Symbol]
LIMITS OF DISTURBANCE		-LOD-
SOIL/STOCKPILE AREA		[Symbol]

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 12° 59' 37" E	11.82'
L2	N 76° 50' 43" W	6.15'
L3	N 76° 06' 35" W	11.00'
L4	N 13° 53' 26" E	9.09'
L5	S 72° 13' 57" E	5.64'
L6	N 46° 32' 26" E	1.40'
L7	N 2° 53' 04" W	6.40'

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	75.00'	39.35'	30° 03' 40"	S 28° 54' 22" W 38.90'
C2	75.00'	48.26'	36° 52' 00"	S 68° 41' 51" W 47.43'



DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820220030, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: MOUNTAIN VIEW BURLESON, LLC

ADDRESS: 1825 EYE STREET NW, DC, 20006

PHONE: (202) 772-5808

SIGNATURE: _____

Engineering & Design

www.colliersengineering.com

Doing Business as

MASER CONSULTING

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

Know what's below. Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

11/30/2021

Robert Paul Pease

MARYLAND PROFESSIONAL ENGINEER

LICENSE NUMBER: 18890

COLLIERS ENGINEERING & DESIGN, INC.

SITE PLAN

#820220030

CROSSROADS OF KENSINGTON

10619 CONNECTICUT AVE

ELECTION DISTRICT 13

MONTGOMERY COUNTY

MARYLAND

Engineering & Design

STERLING

22375 Broderick Drive, Suite 110

Sterling, VA 20166

Phone: 703.430.4330

COLLIERS ENGINEERING & DESIGN, INC.

DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/30/2021	HS	RP

PROJECT NUMBER: 20002505A

DRAWING NAME: C-DEMO

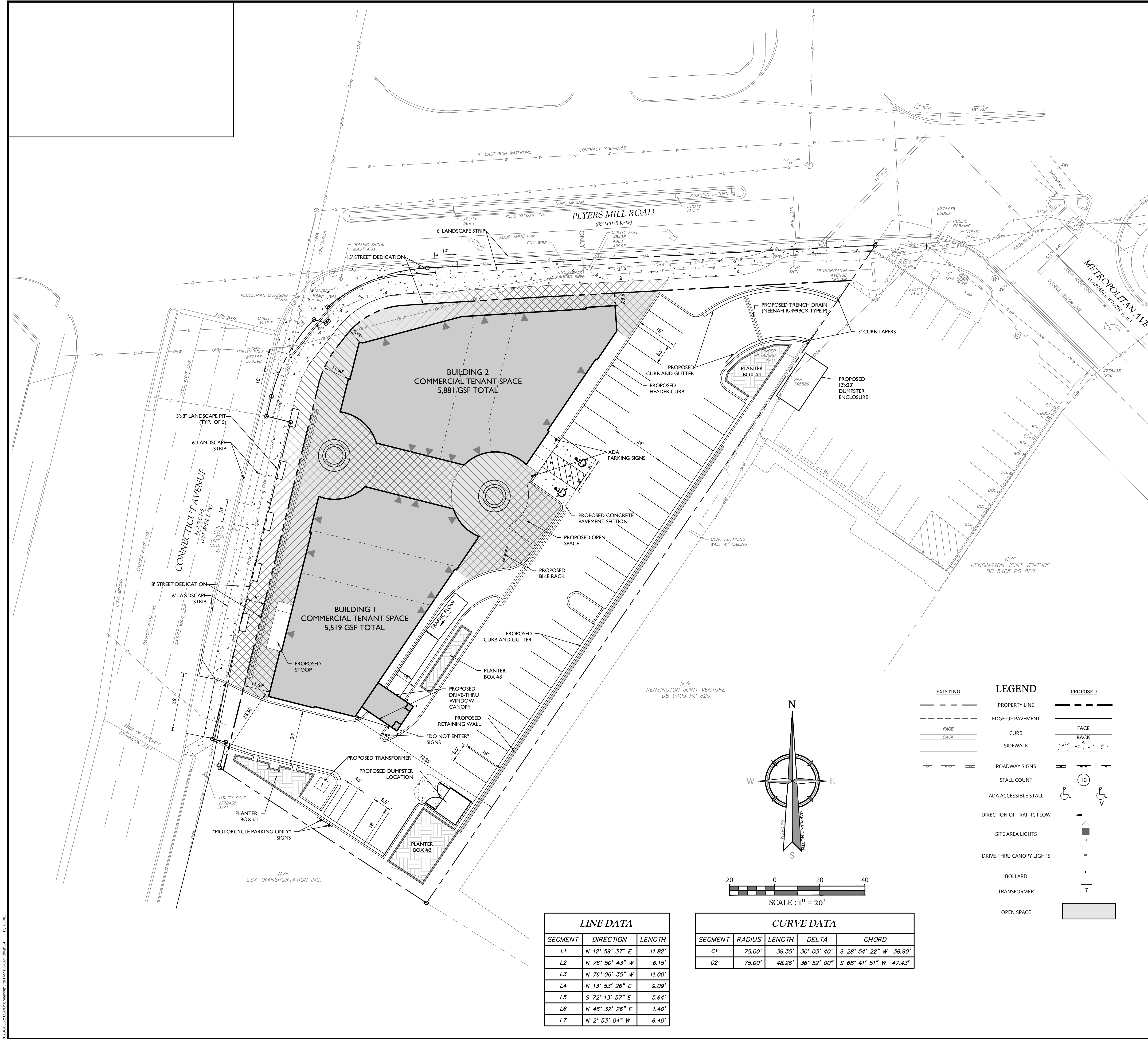
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SITE TABULATION

1. THIS PROPERTY IS IDENTIFIED AS ACCOUNT #13-01021326, PART OF LOT 2, KNOWLES ESTATE, AND IS LOCATED IN MONTGOMERY COUNTY, MD.
2. CONTRACTOR TO COORDINATE WITH WMATA (Contact: Jamie Ira Cepler - jcepler@wmata.com) and RideOn (Contact: Wayne Miller - Wayne.Miller2@montgomerycountymd.gov) TWO (2) WEEKS PRIOR TO CLOSING SIDEWALK ALONG CONNECTICUT AVENUE FOR SIGN REMOVAL. CONTRACTOR SHALL NOT REMOVE THE EXISTING "BUS STOP" SIGN.

SITE TABULATION	
LOT AREA	
EXISTING LOT AREA	46,408 SF
STREET DEDICATION	5,585 SF
NET LOT AREA	40,823 SF

NOTE: THIS PROPERTY IS ZONED CRT-2.5, C-2.0, R-2.0, H-75. DENSITY AND LOT YIELD CALCULATIONS ARE BASED UPON THE NET LOT AREA OF 40,823 SF. THERE IS NO REZONING PROPOSED WITH THIS SITE PLAN.

DENSITY STANDARDS REQUIRED/PROVIDED		
	MAX. ALLOWED	PROPOSED
MAX. NON-RES FAR: CRT-2.5	102,057 SF	11,400 SF
MAX. RES. FAR: C-2.0	81,646 SF	0 SF
MAX. COMBINED FAR	2.5	0.28
BUILDING HEIGHT	75 FT	26.0 FT
OPEN SPACE	10% (4,350 SF)	15% (6,218 SF)

PRINCIPAL BUILDING SETBACK		
STANDARD	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (CONN. AVE.)	0	11.69 FT
SIDE STREET (PLYERS MILL)	0	5.66 FT
SIDE YARD (SOUTH)	0	38.36'
REAR YARD (EAST)	0	72.85'

BUILD TO AREA (BTA, MAX SETBACK AND MIN. % OF BUILDING FAÇADE)		
FRONT SETBACK (CONN. AVE.)	20' MAX/MIN. 70% OF FAÇADE	100% OF FAÇADE UNDER 20' FROM R/W
SIDE STREET (PLYERS MILL RD.)	20' MAX/MIN. 35% OF FAÇADE	100% OF FAÇADE UNDER 20 FEET FROM R/W

BUILDING TRANSPARENCY		
	REQUIRED (MIN)	PROVIDED
TRANSPARENCY FOR WALLS FACING A STREET OR OPEN SPACE	40%	40%

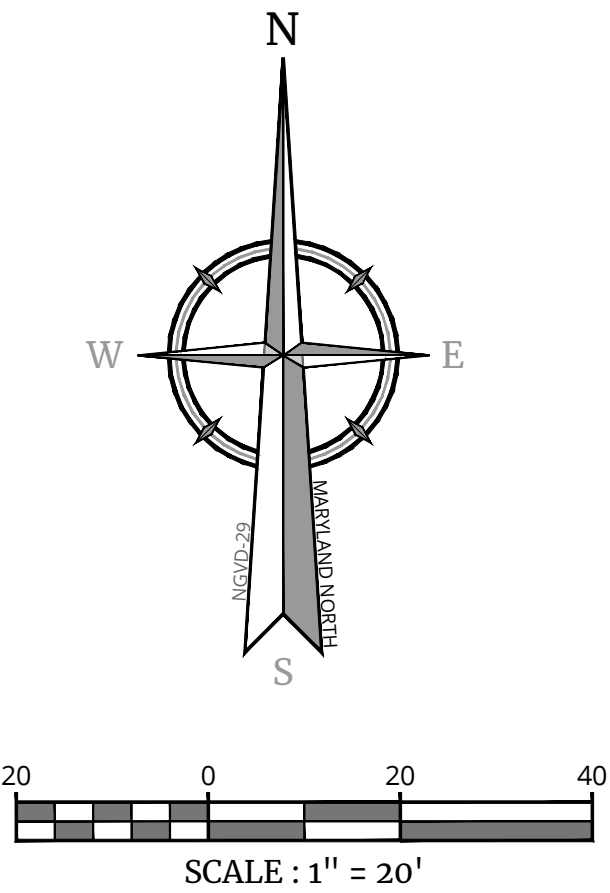
VEHICULAR AND BICYCLE PARKING (SEE FOOTNOTE)		
VEHICULAR PARKING		
STANDARD/METRIC	REQUIRED	PROVIDED
RETAIL SALES AND SERVICE (3.5/1000 SF MIN, 6.0/1000 MAX.)	11.4 X 3.5 = 39.9 = 40 (MIN) 11.4 X 6 = 68.4 = 65 (MAX)	40
ADA SPACES	2	2
MOTORCYCLE SPACES	N/A	2

BICYCLE		
STANDARD AND LONG TERM, ALL RETAIL		
STANDARD		
RETAIL (1/10,000 SF OF GFA, 50 MAX)	1.17 X 1 = 1.2 = 2 MIN.	2

LONG TERM		
15% OF STANDARD PROVIDED	2 X 0.15 = 0.3 = 1	1

FOOTNOTE
VEHICULAR (AUTO AND MOTORCYCLE) AND BICYCLE PARKING (SITE IS WITHIN REDUCED PARKING AREA, AS DEFINED BY THE PROPERTY ZONE). PARKING IS CALCULATED BASED ON THE REQUIREMENT FOR RETAIL/SERVICE USE, WHICH IS THE HIGHER PARKING GENERATOR. HOWEVER, THIS SPACE MAY BE DEVOTED TO RESTAURANT USE WITHOUT REQUIRING A SITE PLAN AMENDMENT.

EXISTING		PROPOSED	
	PROPERTY LINE		FACE
	EDGE OF PAVEMENT		BACK
	CURB		FACE
	SIDEWALK		BACK
	ROADWAY SIGNS		
	STALL COUNT		
	ADA ACCESSIBLE STALL		
	DIRECTION OF TRAFFIC FLOW		
	SITE AREA LIGHTS		
	DRIVE-THRU CANOPY LIGHTS		
	BOLLARD		
	TRANSFORMER		
	OPEN SPACE		



LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 12° 59' 37" E	11.82'
L2	N 76° 50' 43" W	6.15'
L3	N 76° 06' 35" W	11.00'
L4	N 13° 53' 26" E	9.09'
L5	S 72° 13' 57" E	5.64'
L6	N 46° 32' 26" E	1.40'
L7	N 2° 53' 04" W	6.40'

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	75.00'	39.35'	30° 03' 40"	S 28° 54' 22" W 38.90'
C2	75.00'	48.26'	36° 52' 00"	S 68° 41' 51" W 47.43'

Engineering & Design

www.colliersengineering.com

Copyright © 2021, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, republished, distributed, or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	BY	CHKD	APP'D
1	11/10/21	ISSUE FOR PERMIT	JCP	CME	
2	11/23/21	REVISION PER SECOND SUBMISSION COMMENTS	JCP	CME	

11/30/2021
Robert Paul Pease
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 18890
COLLIERS ENGINEERING & DESIGN, INC.

SITE PLAN
#820220030

CROSSROADS OF KENSINGTON

10619 CONNECTICUT AVE

ELECTION DISTRICT 13
MONTGOMERY COUNTY
MARYLAND

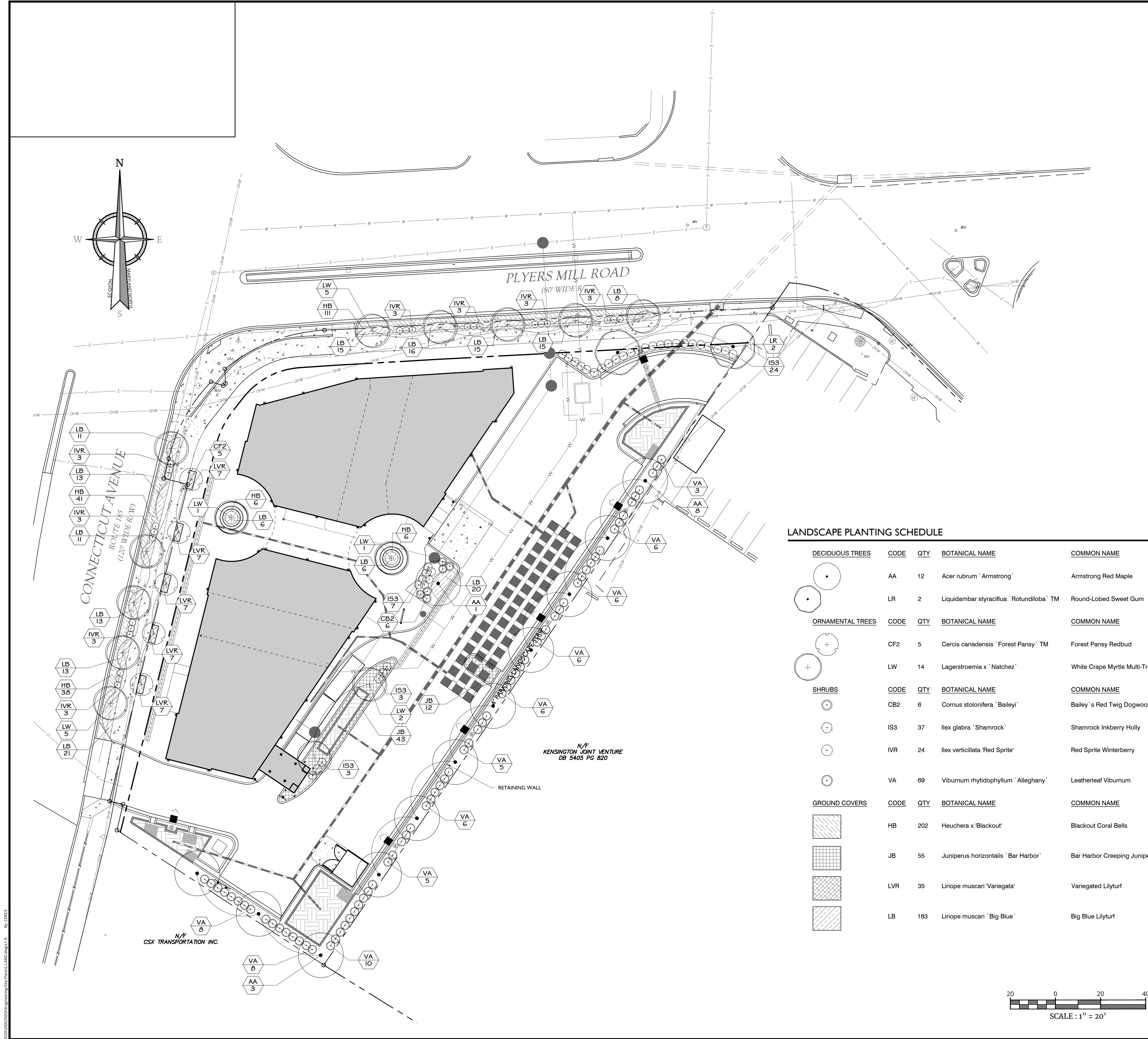
STERLING
22375 Broderick Drive,
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 08/30/2021	DRAWN BY: HS	CHECKED BY: RP
PROJECT NUMBER: 20002505A	DRAWING NAME: C-LAYT		

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **C4**

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820220030, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.
DEVELOPER'S NAME: MOUNTAIN VIEW BURLESON, LLC
ADDRESS: 1825 EYE STREET NW, DC, 20006
PHONE: (202) 772-5808
SIGNATURE: _____



LANDSCAPE COMPLIANCE CHART

PARKING LOT REQUIREMENTS FOR 10 OR MORE SPACES
(SECTION 6.2.9.C)

I. LANDSCAPE AREA

A. A SURFACE PARKING LOT MUST HAVE LANDSCAPED ISLANDS THAT ARE A MINIMUM OF 100 CONTIGUOUS SQUARE FEET EACH COMPRISING A MINIMUM OF 5% OF THE TOTAL AREA OF THE SURFACE PARKING LOT.

REQUIRED:
AREA OF PARKING LOT - 14,995 S.F. X (5%) = 750 S.F.

PROVIDED:
1,201 S.F. (8.0%)

2. TREE CANOPY

EACH PARKING LOT MUST MAINTAIN A MINIMUM TREE CANOPY OF 25% COVERAGE AT 20 YEARS GROWTH, AS DEFINED BY THE TREES TECHNICAL MANUAL.

REQUIRED:
AREA OF PARKING LOT - 14,995 S.F. X (25%) = 3,749 S.F.

PROVIDED:
ELEVEN (11) RED MAPLE TREES (48" MATURE DIAMETER) = 5,843 S.F. (38.19%)

PERIMETER PLANTING - (SECTION 6.2.9.C.3.B)
(NORTH, EAST, SOUTH)

B. THE PERIMETER PLANTING AREA FOR A PROPERTY THAT ABUTS ANY OTHER ZONED PROPERTY, RIGHT OF WAY, OR AN AGRICULTURAL, RURAL RESIDENTIAL, OR RESIDENTIAL DETACHED ZONED PROPERTY THAT IS IMPROVED WITH A CIVIC AND INSTITUTIONAL, COMMERCIAL, INDUSTRIAL, OR MISCELLANEOUS USE MUST :

- i. BE A MINIMUM OF 6' WIDE;
- ii. CONTAIN A HEDGE OR LOW WALL A MINIMUM OF 3' HIGH, AND
- iii. HAVE A CANOPY TREE PLANTED EVERY 30 FEET ON CENTER; UNLESS
- iv. THE PROPERTY ABUTS ANOTHER PARKING LOT, IN WHICH CASE A PERIMETER PLANTING AREA IS NOT REQUIRED.

PROVIDED (NORTH):

1' WIDE LANDSCAPE STRIP
(ADJACENT TO NORTHERN MOST STALL AND MEASURED TO THE PROPOSED STREET DEDICATION LINE)
3' HIGH HEDGEROW
2 - CANOPY TREES

PROVIDED (EAST):

6' WIDE LANDSCAPE STRIP
3' HIGH HEDGEROW
8 - CANOPY TREES

PROVIDED (SOUTH):

6' WIDE LANDSCAPE STRIP
3' HIGH HEDGEROW
3 - CANOPY TREES

LANDSCAPE PLANTING SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CONTAINER	REMARKS
	AA	12	Acer rubrum 'Armstrong'	Armstrong Red Maple	10' - 12'	2-1/2" - 3"	B & B	NATIVE
	LR	2	Liquidambar styraciflua 'Rotundiloba' TM	Round-Lobed Sweet Gum	10' - 12'	2-1/2" - 3"	B & B	SEEDLESS / NATIVE
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CONTAINER	REMARKS
	CF2	5	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	6' - 8'		B & B	MULTI-STEM / NATIVE
	LW	14	Lagerstroemia x 'Natchez'	White Crape Myrtle Multi-Trunk	6' - 8'		B & B	MULTI-STEM
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
	CB2	6	Cornus stolonifera 'Bailey'	Bailey's Red Twig Dogwood	18" - 24"	5 GAL.		NATIVE
	IS3	37	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" - 24"	5 GAL.		NATIVE
	IVR	24	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	18" - 24"	5 GAL.		Add 1 Male Pollinator for every 5 Female Shrubs
	VA	69	Viburnum rhytidophyllum 'Alleghany'	Leatherleaf Viburnum	18" - 24"	5 GAL.		NATIVE
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	HB	202	Heuchera x 'Blackout'	Blackout Coral Bells	12" DIA.	1 GAL.	24" O.C.	
	JB	55	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	12" DIA.	2 GAL.	36" O.C.	
	LVR	35	Liriope muscari 'Variegata'	Variegated Lilyturf	12" DIA.	2 GAL.	24" O.C.	
	LB	183	Liriope muscari 'Big Blue'	Big Blue Lilyturf	12" DIA.	2 GAL.	24" O.C.	

DEVELOPER'S CERTIFICATE

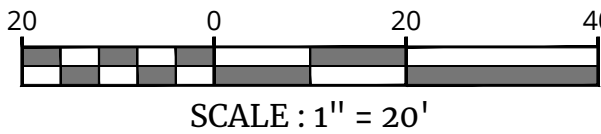
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820220030, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: MOUNTAIN VIEW BURLSON, LLC

ADDRESS: 1825 EYE STREET NW, DC, 20006

PHONE: (202) 772-5808

SIGNATURE: _____



Engineering & Design

www.colliersengineering.com

Copyright © 2021, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

Know what's below.
Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION	REVISION PER FIRST SUBMISSION COMMENTS	REVISION PER SECOND SUBMISSION COMMENTS
1	11/10/21	JLCOME	CME		
2	11/30/21				

11/30/2021

Jonathan M. Jolley
MARYLAND LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497
COLLIERS ENGINEERING & DESIGN, INC.

SITE PLAN
#820220030

CROSSROADS OF KENSINGTON

10619 CONNECTICUT AVE

ELECTION DISTRICT 13
MONTGOMERY COUNTY
MARYLAND

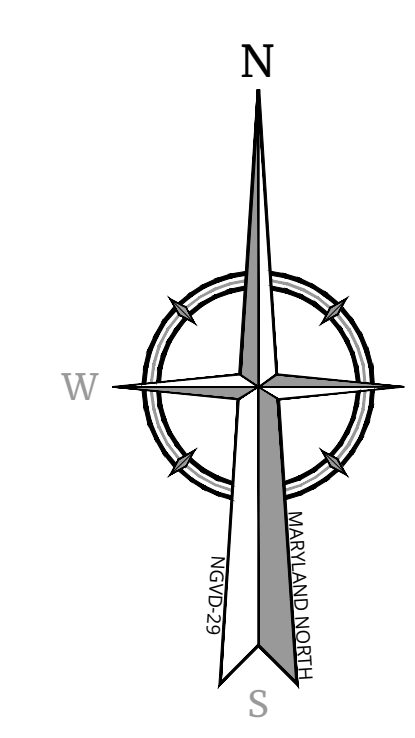
Engineering & Design

STERLING
22375 Broderick Drive,
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 08/30/2021	DRAWN BY: JM	CHECKED BY: JM
PROJECT NUMBER: 20002505A	DRAWING NAME: C-LAND		

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0



SHEET NUMBER: L1.2

Calculation Summary				
Calc Type	Units	Average	Max	Min
Illuminance	FC	1.20	8.8	0.0




2020/00002654/Engineering/Size Plans/CLGT-Fig1.L13 By: CEBCE

EL DORADO LED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.

**Please see Adjust-e-Lume photography to determine desired intensity.

***Accommodates up to 2 lens/shielding media. Two lens/shielding prices required.

CATALOG NUMBER LOGIC

Example: B - ED - LED - e65/e65 - NSP/MFL - A9/A9 - BLP - 12/12 - 11/11 - B

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES

ED - El Dorado

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber

OPTICS

NSP - Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (31°)

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

LENS TYPE***

12 - Soft Focus 13 - Rectilinear

SHIELDING***

11 - Honeycomb Baffle x 2

CAP STYLE

A - 45°
B - 90°
C - Flush
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush

B-K LIGHTING

MADE IN THE USA

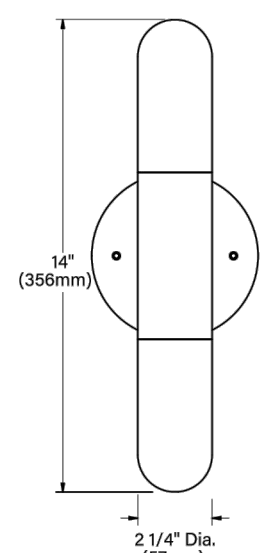
559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

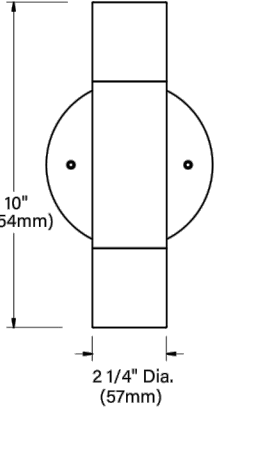
02/21/2020 SKU-777 SUB000943

EL DORADO LED

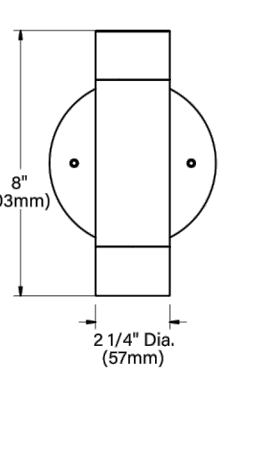
DATE: PROJECT: TYPE:



"A/D" CAP



"B/E/F" CAP



"C" CAP

STANDARD FINISHES

Satin Black (BLP)

Satin Bronze (BZP)

Satin White (WHP)

Satin Aluminum (SAP)

Black Wrinkle (BLW)

Bronze Wrinkle (BZW)

White Wrinkle (WWV)

Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG)

Rocky Mtn. Granite (SMG)

Sierra Mtn. Granite (AMG)

Alcatraz Mtn. Granite (AMG)

Textured Forest (TXF)

Black Chrome (BCM)

Beige (BOE)

Weathered Copper (WCP)

Old Copper (OCP)

Hunter Green (HUG)

Cracked Ice (CRI)

Mojave Desert Sandstone (MDS)

Antique Brass Powder (ABP)

Brown Patina Powder (BPP)

Sonoran Desert Sandstone (SDS)

Weathered Iron (WIR)

Clear Anodized Powder (CAP)

Cream (CRM)

Antique White (AQW)

Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

02/21/2020 SKU-777 SUB000943

SCONCE LUMINAIRE DETAIL

LITHONIA LIGHTING


Submittal Spec Sheet

D-Series Pole Mount (DSX0)

OVERVIEW

Pedestrian in scale only, the D-Series LED Area, Size 0 is an extraordinary luminaire that can be configured to meet any site's lighting needs. The versatility and power of this luminaire prove big things really do come in small packages. Coupled with Light® AIR wireless controls, the D-Series family provides enhanced end-user experiences and unmatched energy savings.

The sleek design reflecting the embedded high-performance LED outdoor lighting technology makes the D-Series, Size 0 the ideal choice for campuses, bike paths, walkways, and retail sites.



The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION					
DSX0 LED P1 40K BLC MVOLT HS SPA PIRH DBLXD					
Series*	Lamp Type*	LED Configuration*			
DSX0	D-Series Size 0 LED Area Luminaire	LED	LED	P1	Package 1
				P10	Package 10
				P11	Package 11
				P12	Package 12
				P13	Package 13
				P2	Package 2
				P3	Package 3
				P4	Package 4
				P5	Package 5
Correlated Color Temperature*		Distribution*		Lens Type and Pattern	
30K	3000K	BLC	Backlight control	TSM	Type V Medium
40K	4000K	LCCO	Left Corner Culet Optic	TSD	Type V Short
50K	5000K	RCCO	Right Corner Culet Optic	TSV3	Type V Very short
AMBP	Amber, Phosphor Converted	T1S	Type I Short	TSW	Type V Wide
		T2M	Type II Medium	TFTM	Forward throw medium
		T2S	Type II Short		
		T3M	Type III Medium		
		T3S	Type III Short		
		T4M	Type IV Medium		

LITHONIA LIGHTING

One Lithonia Way Conyers, GA 30012 • Phone: 800-705-7378 • www.acuitybrands.com

© 2021 Acuity Brands Lighting, Inc. All rights reserved.

Created Date: 8/28/2021 4:50 PM

Page 1 of 3

POLE MOUNTED SITE LUMINAIRE DETAIL

LITHONIA LIGHTING

Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM FLORIDA RATINGS

FEATURES & SPECIFICATIONS

INTENDED USE — Square straight aluminum general purpose pole for up to 35 foot mounting heights.

CONSTRUCTION — Shaft: Made from extruded 6063-T6 or 6061-T6 aluminum alloy, square tube is uniform in cross-section down length of shaft with no taper.

Hand hole: Reinforced rectangular hand hole is located 18" above base, 4" poles have 2" x 4" hand hole; 5" and 6" poles have 2.5" x 4" hand hole. Hand hole cover plate made from aluminum alloy.

Hardware: Stainless steel

Top cap: Removable top cap provided with drill-mount poles.

Ball covers: Nut cover discs provided. Optional cast aluminum base cover available.

FINISH — Must specify finish.

GROUNDING — Provision located inside hand hole rim. Grounding hardware is not included (provided by others).

ANCHOR BOLTS — Fabricated from carbon steel bar with minimum-yield strength of 55,000 psi. Upper portion of anchor bolt is galvanized per ASTM A-153. Each anchor bolt is furnished with two hex nuts and two flat washers.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSA 20 4C DM19 BA

SSA	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ²
SSA	(See technical information table for complete ordering information.)	(See technical information table for complete ordering information.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) H1-18xx FDLxx Festoon outlet less electrical ³ DM19 1" coupling ⁴ CP13xx 3/4" coupling ⁴ DM28L 2-1/8" with one side plugged DM29 2-1/8" with one side plugged NPL12xx 1/2" threaded nipple ⁴ NPL14xx 3/4" threaded nipple ⁴ NPL1xx 1" threaded nipple ⁴ DM49 4-1/8" with one side plugged DM19x5 1" coupling ⁴ DM28x5 2-1/8" with one side plugged DM29x5 2-1/8" with one side plugged DM49x5 4-1/8" with one side plugged DM19x5 1" coupling ⁴ DM28x5 2-1/8" with one side plugged DM29x5 2-1/8" with one side plugged DM49x5 4-1/8" with one side plugged	Shipped installed L/AB Less anchor bolts (include when anchor bolts are not needed) V/D Vibration dampener TP Tamper proof H1-18xx Horizontal arm bracket (1 fixture) ⁴ FDLxx Festoon outlet less electrical ³ CP13xx 3/4" coupling ⁴ DM28L 2-1/8" with one side plugged DM29 2-1/8" with one side plugged NPL12xx 1/2" threaded nipple ⁴ NPL14xx 3/4" threaded nipple ⁴ NPL1xx 1" threaded nipple ⁴ DM49 4-1/8" with one side plugged DM19x5 1" coupling ⁴ DM28x5 2-1/8" with one side plugged DM29x5 2-1/8" with one side plugged DM49x5 4-1/8" with one side plugged	Standard colors DOB Dark bronze DWH White DMB Medium bronze DLA Black DMA Natural aluminum BA Brushed aluminum Classic colors DSS Sandstone DGC Charcoal grey DTG Tennis green DDB Bright red DSB Steel blue EHLxx Extra handlehole ⁴ MEX Match existing ⁴ ANNA Natural Architectural colors (powder finish) ⁴
	8" 5/8" (for 1/2 ft increments, add 4" to the pole height. Etc 20-6 equals 20ft min.)	4" (102mm) 5" (127mm) 6" (152mm) 7" (178mm) 8" (203mm) 9" (229mm) 10" (254mm) 11" (279mm) 12" (305mm) 13" (330mm) 14" (355mm) 15" (381mm) 16" (406mm) 17" (432mm) 18" (457mm) 19" (483mm) 20" (508mm) 21" (533mm) 22" (559mm) 23" (584mm) 24" (610mm) 25" (635mm) 26" (660mm) 27" (686mm) 28" (711mm) 29" (737mm) 30" (762mm) 31" (787mm) 32" (812mm) 33" (838mm) 34" (863mm) 35" (889mm)	4" (102mm) 5" (127mm) 6" (152mm) 7" (178mm) 8" (203mm) 9" (229mm) 10" (254mm) 11" (279mm) 12" (305mm) 13" (330mm) 14" (355mm) 15" (381mm) 16" (406mm) 17" (432mm) 18" (457mm) 19" (483mm) 20" (508mm) 21" (533mm) 22" (559mm) 23" (584mm) 24" (610mm) 25" (635mm) 26" (660mm) 27" (686mm) 28" (711mm) 29" (737mm) 30" (762mm) 31" (787mm) 32" (812mm) 33" (838mm) 34" (863mm) 35" (889mm)	4" (102mm) 5" (127mm) 6" (152mm) 7" (178mm) 8" (203mm) 9" (229mm) 10" (254mm) 11" (279mm) 12" (305mm) 13" (330mm) 14" (355mm) 15" (381mm) 16" (406mm) 17" (432mm) 18" (457mm) 19" (483mm) 20" (508mm) 21" (533mm) 22" (559mm) 23" (584mm) 24" (610mm) 25" (635mm) 26" (660mm) 27" (686mm) 28" (711mm) 29" (737mm) 30" (762mm) 31" (787mm) 32" (812mm) 33" (838mm) 34" (863mm) 35" (889mm)	4" (102mm) 5" (127mm) 6" (152mm) 7" (178mm) 8" (203mm) 9" (229mm) 10" (254mm) 11" (279mm) 12" (305mm) 13" (330mm) 14" (355mm) 15" (381mm) 16" (406mm) 17" (432mm) 18" (457mm) 19" (483mm) 20" (508mm) 21" (533mm) 22" (559mm) 23" (584mm) 24" (610mm) 25" (635mm) 26" (660mm) 27" (686mm) 28" (711mm) 29" (737mm) 30" (762mm) 31" (787mm) 32" (812mm) 33" (838mm) 34" (863mm) 35" (889mm)

NOTES

1. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM20/PT. The combination includes a required extra handlehole.

2. 3-1/2" and 4" tenons available 5" and 6" shafts only.

3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.

4. Insert 1" or 1-1/4" to designate fixture size, e.g. DM19x5/PT.

5. Specify location and orientation when ordering option. For 1st 1/4" specify the height in feet above base of pole. Example: PT = 5 and 20ft = 20

6. 3-1/2" and 4" tenons available 5" and 6" shafts only.

7. Refer to the Handhole Orientation diagram on this page.

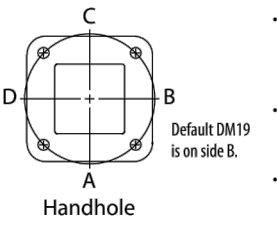
8. Coordinate fixture top and different includes extra handlehole.

9. Must add original order number.

10. Use when rail certifications are required.

11. Finish must be specified. Additional colors available. See www.lithonia.com/architects or Architectural Colors brochure (Form No. 794-3).

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

Do not erect poles without having fixtures installed.

Factory-applied templates must be used when setting under balls. Lithonia Lighting will not accept damage for incorrect anchorage placement due to failure to use factory template.

If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.

Lithonia Lighting is not responsible for the foundation design.

POLE-SSA-FLA

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770-822-9000 www.lithonia.com

© 1994-2017 Acuity Brands Lighting, Inc. All rights reserved. Rev. 10/14/17

LITHONIA LIGHTING

One Lithonia Way Conyers, GA 30012 • Phone: 800-705-7378 • www.acuitybrands.com

© 2021 Acuity Brands Lighting, Inc. All rights reserved.

Created Date: 8/28/2021 4:50 PM

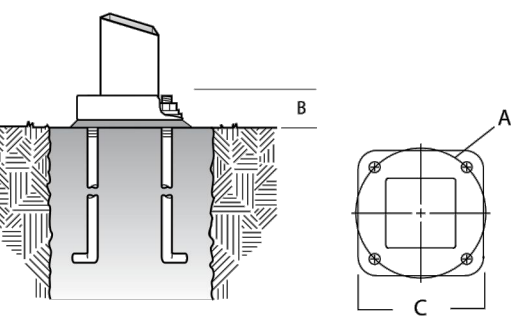
Page 2 of 3

SSA Square Straight Aluminum Poles, Florida Ratings

TECHNICAL INFORMATION								
Catalog Number	Nominal shaft length (ft.)	Pole Shaft Size (in. x ft.)	Wall Thickness (in.)	EPA (Effective Projected Area) expressed in Ft.2, Maximum 3 second gust per ASHRAE 2009, FBC			Approximate ship (lbs.)	
				Maximum weight (Lbs.)	Max EPA 130 mph (Side Mount)	Max EPA 150 mph (Side Mount)		
SSA 8 4C	8	4 x 8	0.125	100	5.4	3.3	3/4 x 18 x 3	32
SSA 10 4C	10	4 x 10	0.125	100	3	1.2	3/4 x 18 x 3	37
SSA 12 4C	12	4 x 12	0.125	100	1	0	3/4 x 18 x 3	40
SSA 14 4C	14	4 x 14	0.125	0	0	0	3/4 x 18 x 3	50
SSA 15 4C	15	4 x 15	0.125	0	0	0	3/4 x 18 x 3	52
SSA 16 4C	16	4 x 16	0.125	0	0	0	3/4 x 18 x 3	54
SSA 16 4G	16	4 x 16	0.188	0	0	0	3/4 x 30 x 3	74
SSA 16 5G	16	5 x 16	0.188	100	2.2	0	3/4 x 30 x 3	83
SSA 18 4C	18	4 x 18	0.125	0	0	0	3/4 x 18 x 3	57
SSA 18 4G	18	4 x 18	0.188	0	0	0	3/4 x 30 x 3	80
SSA 18 5G	18	5 x 18	0.188	0	0	0	3/4 x 30 x 3	91
SSA 20 4C	20	4 x 20	0.125	0	0	0	3/4 x 18 x 3	62
SSA 20 4G	20	4 x 20	0.188	0	0	0	3/4 x 30 x 3	85
SSA 20 5G	20	5 x 20	0.188	0	0	0	3/4 x 30 x 3	107
SSA 20 6G	20	6 x 20	0.188	0	0	0	1 x 36 x 4	155
SSA 20 6J	20	6 x 20	0.250	100	1.9	0	1 x 36 x 4	202
SSA 25 5G	25	5 x 25	0.188	0	0	0	3/4 x 30 x 3	130
SSA 25 6G	25	6 x 25	0.188	0	0	0	1 x 36 x 4	180
SSA 25 6J	25	6 x 25	0.250	0	0	0	1 x 36 x 4	224
SSA 30 6G	30	6 x 30	0.188	0	0	0	1 x 36 x 4	210
SSA 30 6J	30	6 x 30	0.250	0	0	0	1 x 36 x 4	258
SSA 32 6J	32	6 x 32	0.250	0	0	0	1 x 36 x 4	272
SSA 35 6J	35	6 x 35	0.250	0	0	0	1 x 36 x 4	294
SSA 35 7J	35	6.75 x 35	0.250	0	0	0	1 x 36 x 4	290

EPA values are based upon the fixture being mounted 0 ft. above the pole top and 2 ft. 0 in. eccentric to the pole center line.

*For 1/2 ft increments, add 4 in to the pole height. Etc 20-6 equals 20ft 6in.



Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
4"	8.5" - 9.625"	3.125"	9.938"	ABTEMPLATE P150045	AB18-0
4"	8.5" - 9.625"	3.125"	9.938"	ABTEMPLATE P150045	AB30-0
5"	10.5" - 11.5"	3.25"	11.563"	ABTEMPLATE P150046	AB30-0
6"	12" - 13"	4"	12.25"	ABTEMPLATE P150044	AB30-0
7"	14.625"	4.125"	15"	ABTEMPLATE P150130	AB30-0

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2021, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, distorted, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Do not Business as MASER CONSULTING

811 PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DISBURSERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

Know what's below. Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REVISIONS

REV

DATE

DRAWN BY

DESCRIPTION

1

11/10/21

JLCONE

REVISED PER FIRST SUBMISSION COMMENTS

2

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

3

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

4

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

5

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

6

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

7

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

8

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

9

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

10

11/2/2021

CME

REVISION PER SECOND SUBMISSION COMMENTS

STATE OF MARYLAND

ROBERT P. PEASE

11/30/2021

Robert Paul Pease

MARYLAND PROFESSIONAL ENGINEER

LICENSE NUMBER: 18890

COLLIERS ENGINEERING & DESIGN, INC.

SITE PLAN

#820220030

CROSSROADS OF KENSINGTON

10619 CONNECTICUT AVE

ELECTION DISTRICT 13

MONTGOMERY COUNTY

MARYLAND

Colliers

Engineering & Design

STERLING

22375 Broderick Drive, Suite 110

Sterling, VA 20166

Phone: 703.430.4330

COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN

DATE: 08/30/2021

DRAWN BY: JMJ

CHECKED BY: JMJ

PROJECT NUMBER: 20002505A

DRAWING NAME: CL-GH1

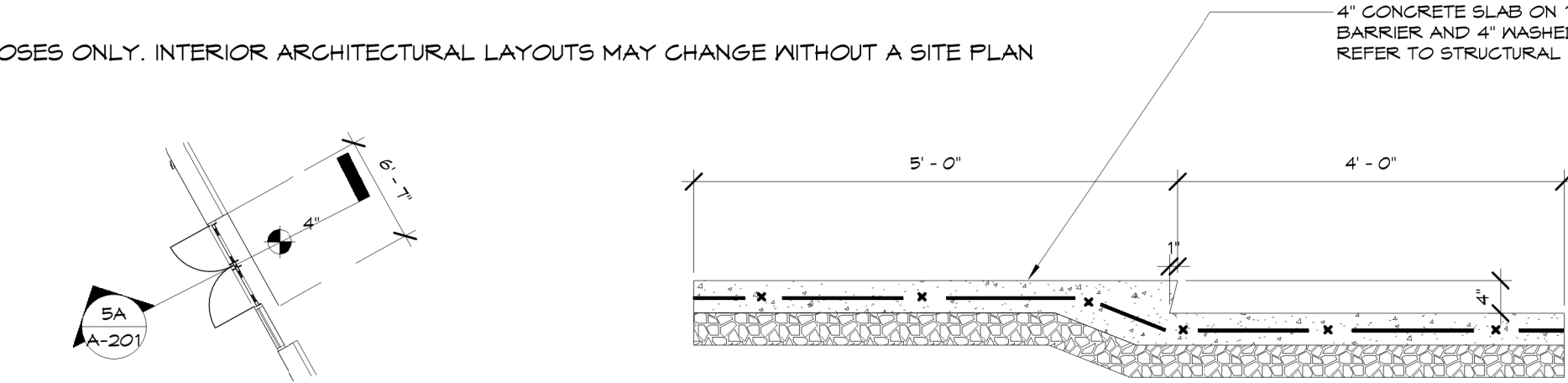
SHEET TITLE: LIGHTING DETAILS

SHEET NUMBER: L1.3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

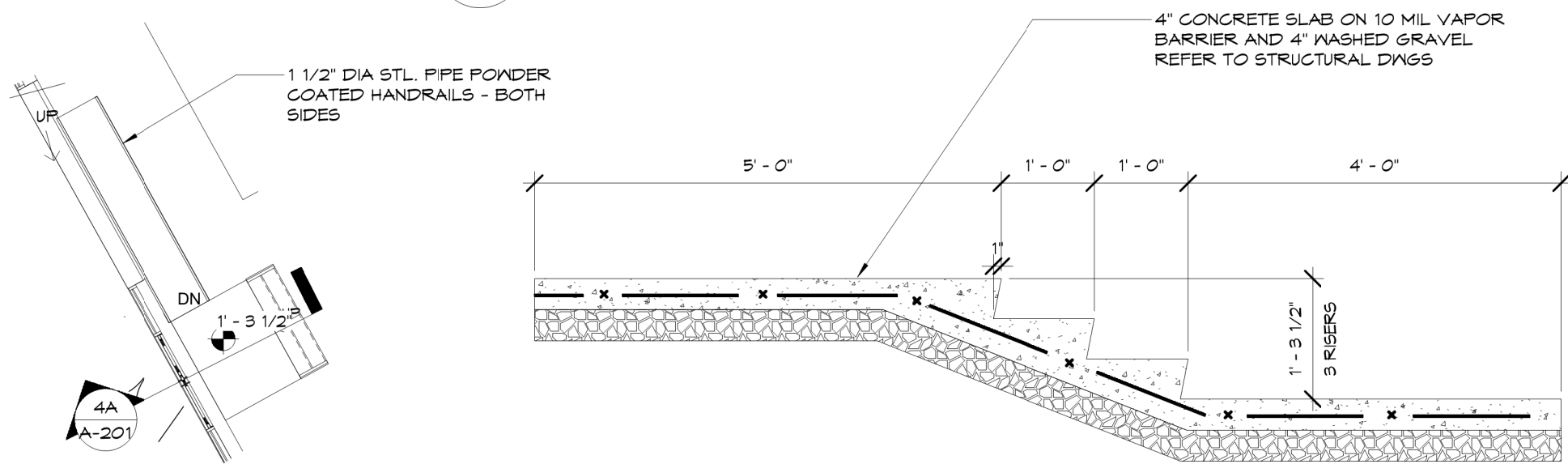
GENERAL NOTE

FOR ILLUSTRATIVE PURPOSES ONLY. INTERIOR ARCHITECTURAL LAYOUTS MAY CHANGE WITHOUT A SITE PLAN AMENDMENT



5 ENTRANCE DETAIL
A-201 SCALE: 1/8" = 1'-0"

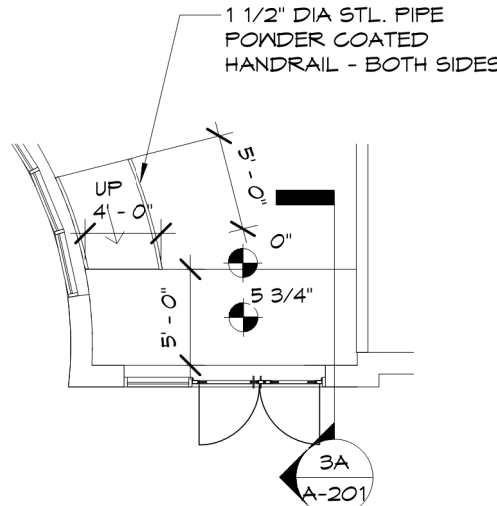
5A STEPPED SLAB DETAIL
A-201 SCALE: 3/4" = 1'-0"



4 ENTRANCE DETAIL
A-201 SCALE: 1/8" = 1'-0"

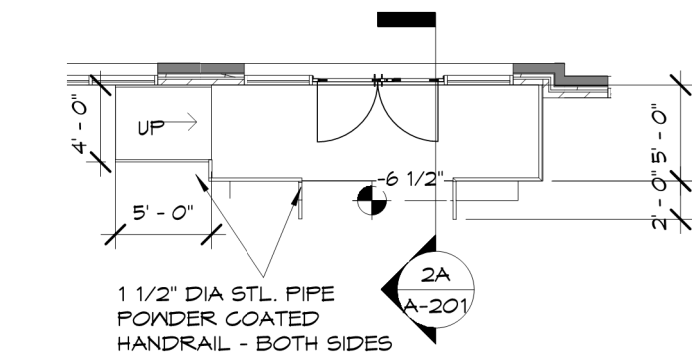
4A STEPPED SLAB DETAIL
A-201 SCALE: 3/4" = 1'-0"

KEYED NOTES	
9	POUR 4" OF SLAB AROUND PERIMETER OF TENANT SPACES
10	WASHED GRAVEL
12	GAS METER STACK, REFER TO M-101
15	CORTEN STEEL PANEL, WITH RELIEF LETTER SIGNAGE
26	PTD STL LADDER
27	MTL STUD DEMISING WALL
28	PROVIDE (2) 4" CONDUITS FOR TELECOM/DATA FROM BUILDING DEMARK TO TENANT MECHANICAL ROOM, LOCATION TO BE DETERMINED DURING TENANT FIT OUT.
29	POUR REMAINDER OF SLAB AFTER TENANT RUNS THEIR UTILITIES
34	CONCRETE STEM WALL SEE DETAIL 5/A-510, REFER TO STRUCTURAL DWGS
41	WALL HYDRANT - REFER TO MECHANICAL DWGS
42	MAIN DISTRIBUTION PANEL
43	METER BANK NO. 1
44	ELECTRICAL PANEL
45	ELECTRICAL HEATER, REFER TO MEP FOR ADDITIONAL INFORMATION
46	OVERFLOW DISCHARGE NOZZLE
50	CLEAN OUT - REFER TO MECHANICAL DWGS
56	LONG TERM BIKE SPACE



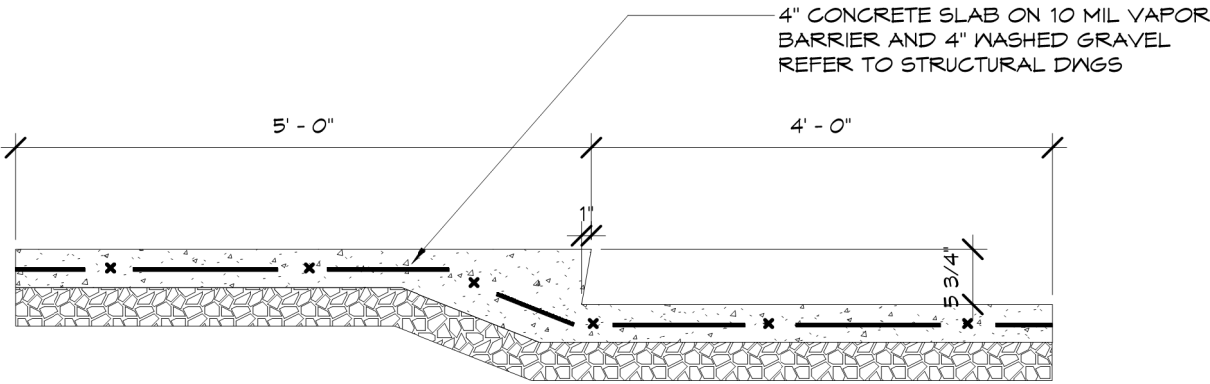
3 ENTRANCE DETAIL
A-201 SCALE: 1/8" = 1'-0"

3A STEPPED SLAB DETAIL
A-201 SCALE: 3/4" = 1'-0"

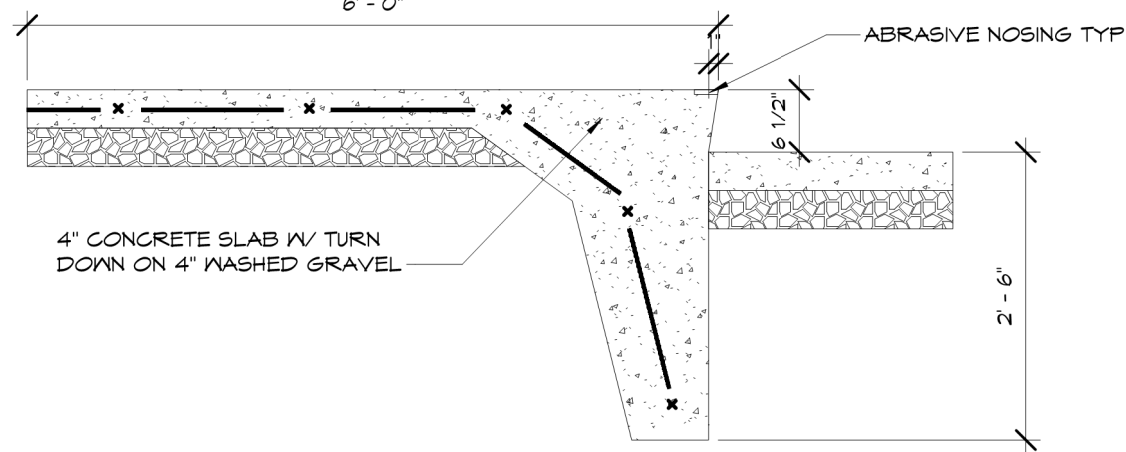


2 ENTRANCE DETAIL
A-201 SCALE: 1/8" = 1'-0"

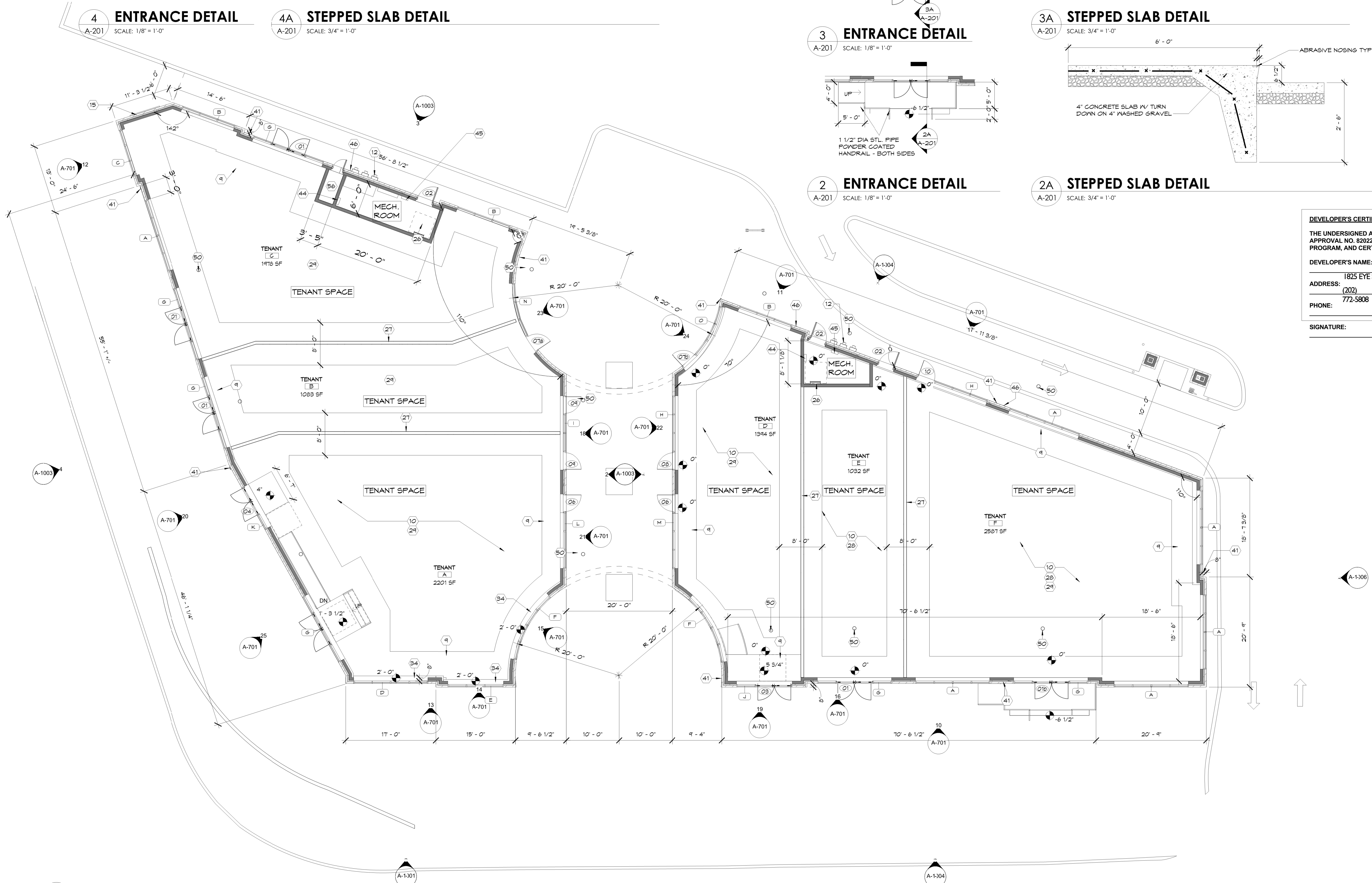
2A STEPPED SLAB DETAIL
A-201 SCALE: 3/4" = 1'-0"



1A STEPPED SLAB DETAIL
A-201 SCALE: 3/4" = 1'-0"



2A STEPPED SLAB DETAIL
A-201 SCALE: 3/4" = 1'-0"



1 FIRST FLOOR
A-201 SCALE: 1/8" = 1'-0"

GENERAL NOTES: FLOOR PLANS

SCALE: 1/4" = 1'-0"

GENERAL NOTES: FLOOR PLANS

- ALL WORK PERFORMED SHALL COMPLY WITH CURRENT UNIFORM BUILDING AND FIRE CODES AND APPLICABLE STATE LAWS AND ORDINANCES AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION AT THE TIME OF PERMIT ISSUANCE.
- THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THE DESIGNS ARE THE EXCLUSIVE PROPERTY OF MICHAEL SANDERS. ANY USE OR REPRODUCTION OF THESE DOCUMENTS, INCLUDING DESIGN CONCEPTS AND IDEAS, IS PROHIBITED EXCEPT BY PRIOR WRITTEN PERMISSION OF MICHAEL SANDERS. THESE DOCUMENTS ARE NOT FINAL, VALID AND READY FOR USE UNLESS SEALED, SIGNED AND DATED. ALL CONSTRUCTION COMPLETED AS A RESULT OF VALID DOCUMENTS IS ALSO PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT. COPYRIGHT 2019.
- ALL PLAN DIMENSIONS INDICATED ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. IN THE EVENT OF A DIMENSION DISCREPANCY BETWEEN THESE DOCUMENTS AND FIELD DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY. ALL NEW DOOR FRAMES TO BE SET 4" FROM ADJACENT WALL, U.N.O.
- GO TO PATCH AND REPAIR ALL WALLS THAT ARE DAMAGED DURING DEMOLITION.
- DRYWALL FINISH SHALL BE LEVEL 4, U.N.O.

GENERAL NOTES: FLOOR PLANS

SCALE: 1/4" = 1'-0"

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS. ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK. ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2021 ©

ZAVOS ARCHITECTURE+DESIGN, LLC.

QUALITY CONTROL REVIEW:

DD: REVIEWER INITIALS: BZ DATE: 5/31/21

CD: REVIEWER INITIALS: BZ DATE: 7/07/21

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MD.

LICENSE NUMBER 3386, EXPIRATION DATE 05-15-22

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820220030, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: MOUNTAIN VIEW BURLINSON, LLC

ADDRESS: 1825 EYE STREET NW, DC, 20006

PHONE: (202) 772-5808

SIGNATURE:

CROSSROADS OF KENSINGTON

PROJECT ADDRESS:
10619 Connecticut Ave
Kensington, MD

SHEET TITLE:
FIRST FLOOR

JOB NUMBER: 24041
DRAWING NUMBER:

A-201

323 WEST PATRICK ST.
FREDERICK, MD 21701
P.301.698.0020 F.301.698.0920
www.za-d.com

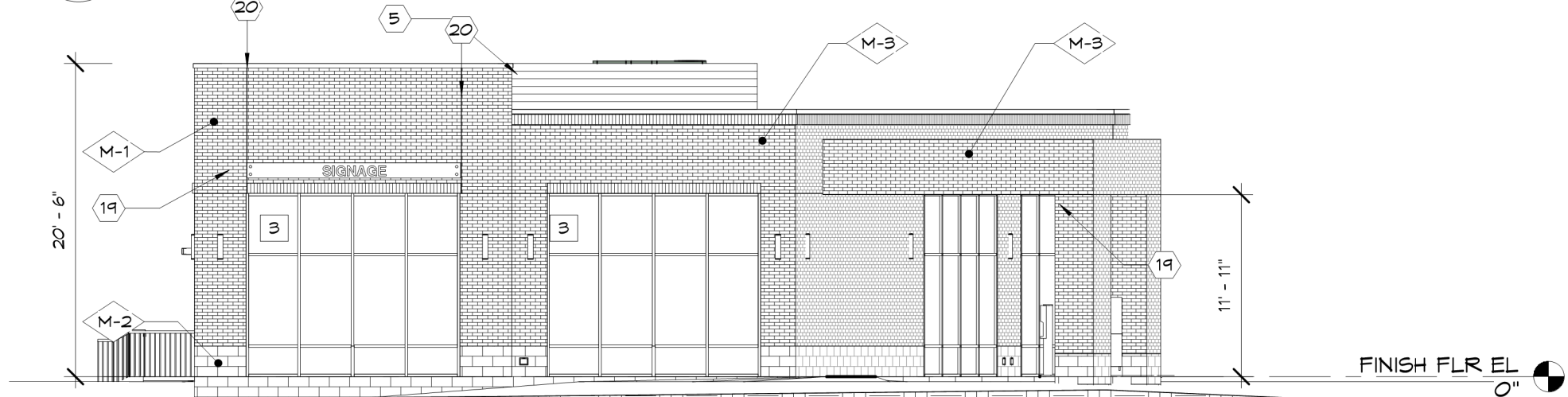
GENERAL NOTE:

WHERE SPECIFIC BUILDING MATERIALS ARE IDENTIFIED, SUBSTITUTIONS WITH DIFFERENT BUILDING MATERIALS MAY BE PERMITTED BY STAFF, AS LONG AS THE SUBSTITUTION IS IN KEEPING WITH THE CHARACTER AND DESIGN INTENT APPROVED BY THE PLANNING BOARD AND SHOWN ON THE CERTIFIED SITE PLAN.

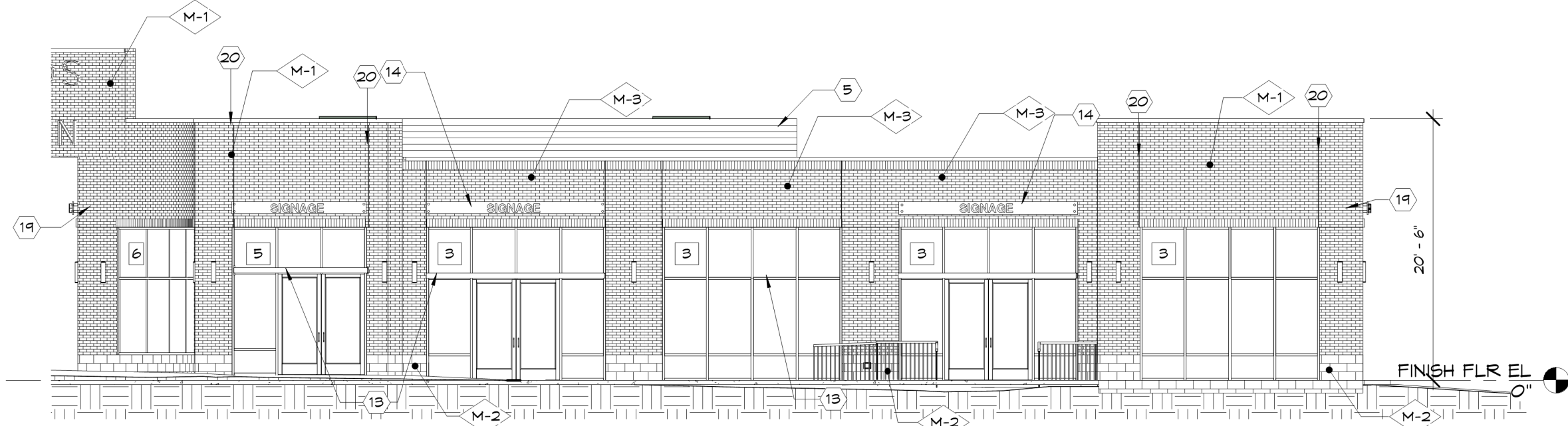
SIGNAGE NOT REGULATED BY SITE PLAN

CRT STANDARD METHOD STANDARDS		
HEIGHT (MAX)		28' - 0"
MASSING		
UNITS PERMITTED N ON ROW	N/A	N/A
BUILDING ORIENTATION		
ENTRANCE FACING STREET OR OPEN SPACE	REQUIRED	MET
ENTRANCE SPACING (MAX)	100'	LESS THAN
TRANSPARENCY FOR WALLS FACING A STREET OR OPEN SPACE	40%	40%
GROUND STORY, FRONT (MIN)	25%	40%
GROUND STORY, SIDE/REAR (MIN)	20%	25%
UPPER STORY (MIN)	35'	N/A
BLANK WALL, FRONT (MAX)	35'	N/A
SPECIFICATIONS FOR BUILDING ORIENTATION AND TRANSPARENCY		
ALLOWED BUILDING ELEMENTS		
GALLERY/WINING	YES	YES
PORCH/SOOP	YES	N/A
BALCONY	YES	N/A

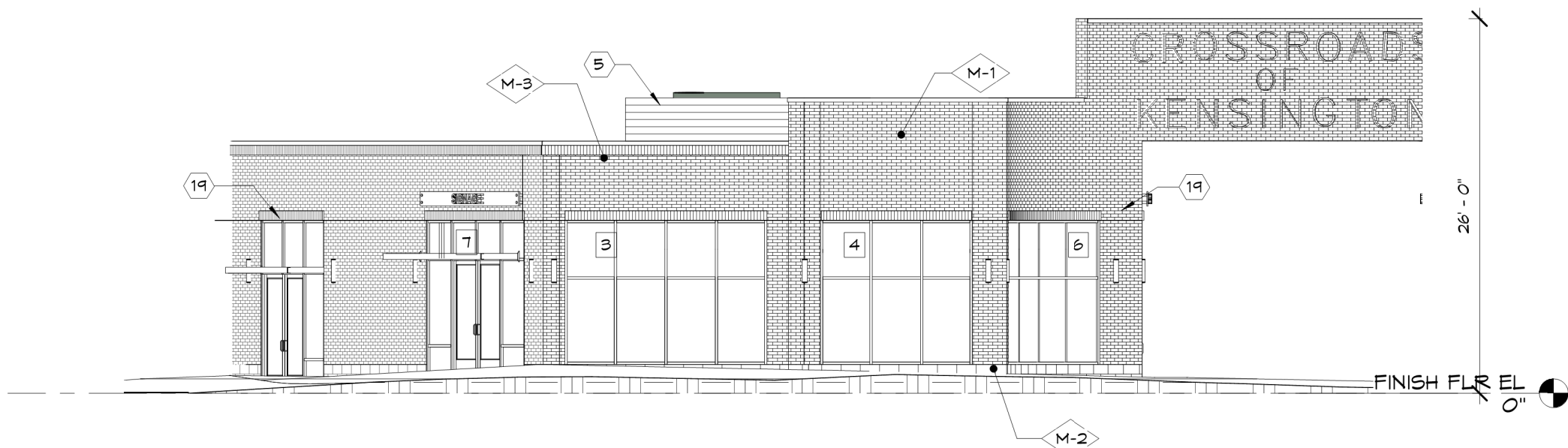
11 CRT STANDARD METHOD STANDARDS
A-301 SCALE: 1/4" = 1'-0"



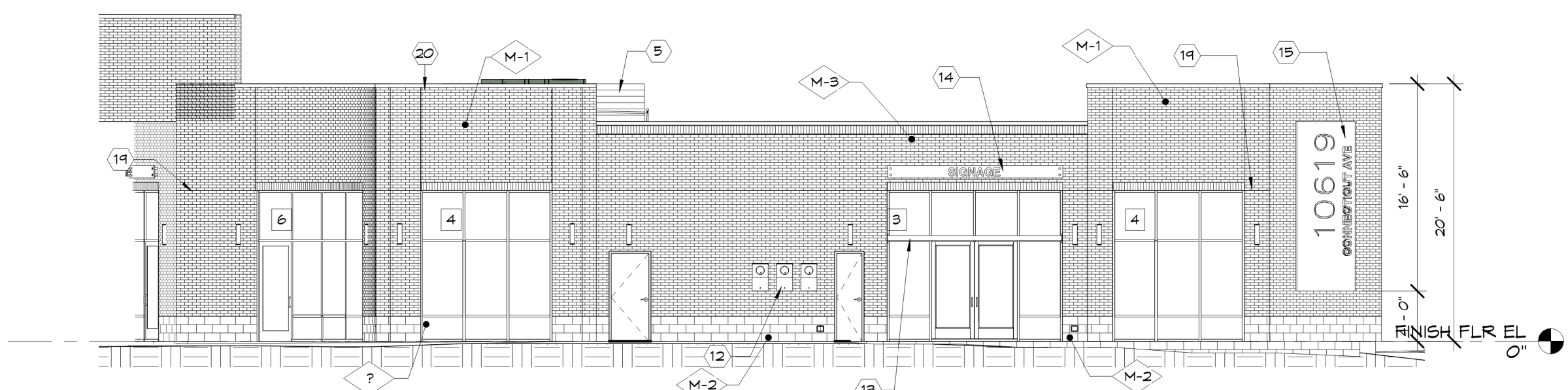
2 BLDG 1 - ELEVATION B
A-301 SCALE: 1/8" = 1'-0"



3 BLDG 1 - ELEVATION C
A-301 SCALE: 1/8" = 1'-0"






5 BLDG 2 - ELEVATION A
A-301 SCALE: 1/8" = 1'-0"

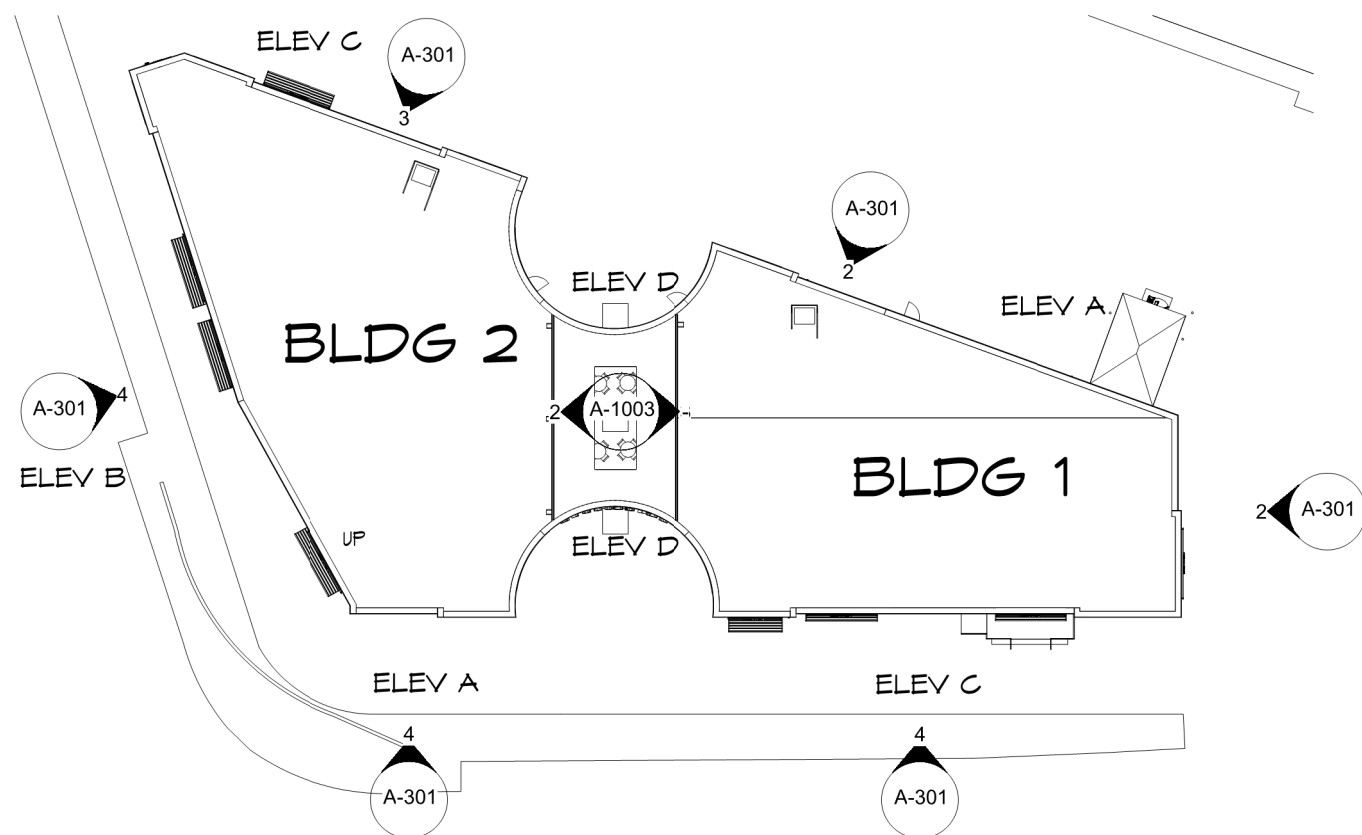


7 BLDG 2 - ELEVATION C
A-301 SCALE: 1/8" = 1'-0"

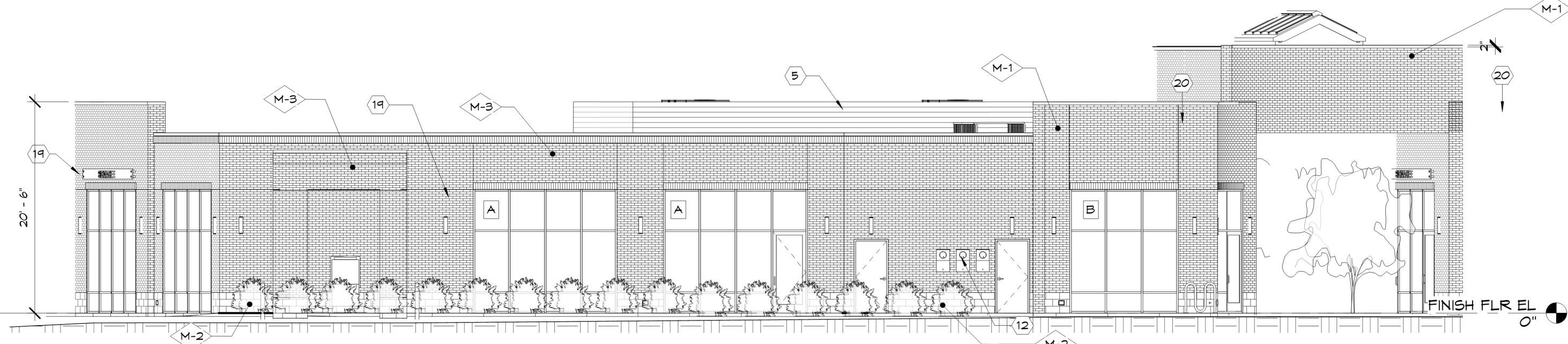
KEYED NOTES	
5	PROVIDE METAL LOUVERED SCREENING FOR FUTURE RTUS - REFER TO DETAIL 11/A-206 AND STRUCTURAL DINGS
12	GAS METER STACK, REFER TO M-101
13	YKKAP 30" SQUARE OUTRIGGER THERMASHADE, OR EQUIVALENT
14	8" ALUMINUM PIN MOUNTED LETTERS OVER FIBER CEMENT SMOOTH PANEL (SIGNAGE BY TENANT)
15	CORTEN STEEL PANEL, WITH RELIEF LETTER SIGNAGE
19	CONTROL JOINT
20	EXPANSION JOINT

EXTERIOR MATERIAL LEGEND						
KEY		MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
M-1		BRICK - 1	MATSONTOWN BRICK	MANHATTAN	BROADWAY KT	
M-2		DECORATIVE CMU	HASERSTOWN BLOCK COMPANY	GROUND FACE	GR 640H IVORY BUFF	
M-3		BRICK - 2	MATSONTOWN BRICK	MANHATTAN	TBD	
NOTES:						

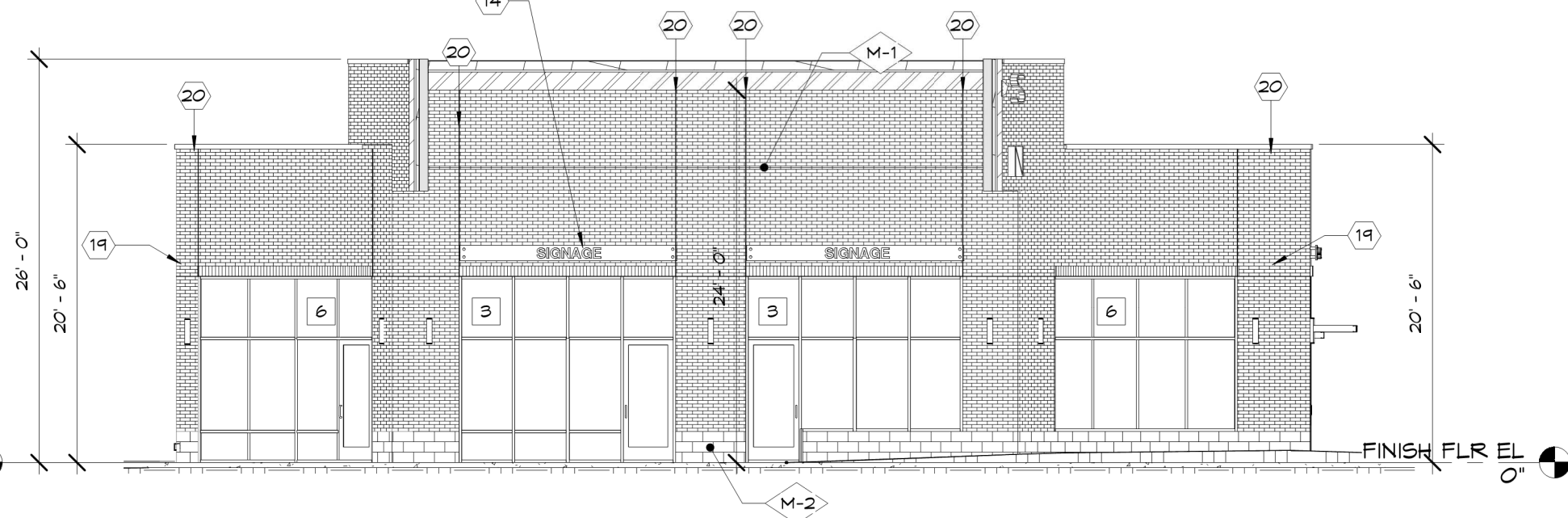
10 EXTERIOR MATERIAL LEGEND
A-301 SCALE: 1/8" = 1'-0"



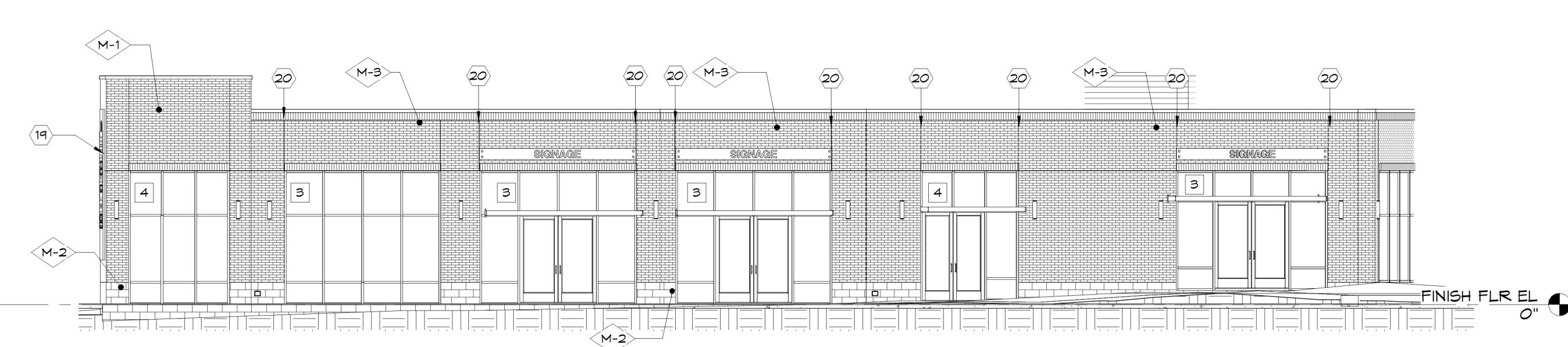
9 KEY PLAN
A-301 SCALE: 1" = 30'-0"



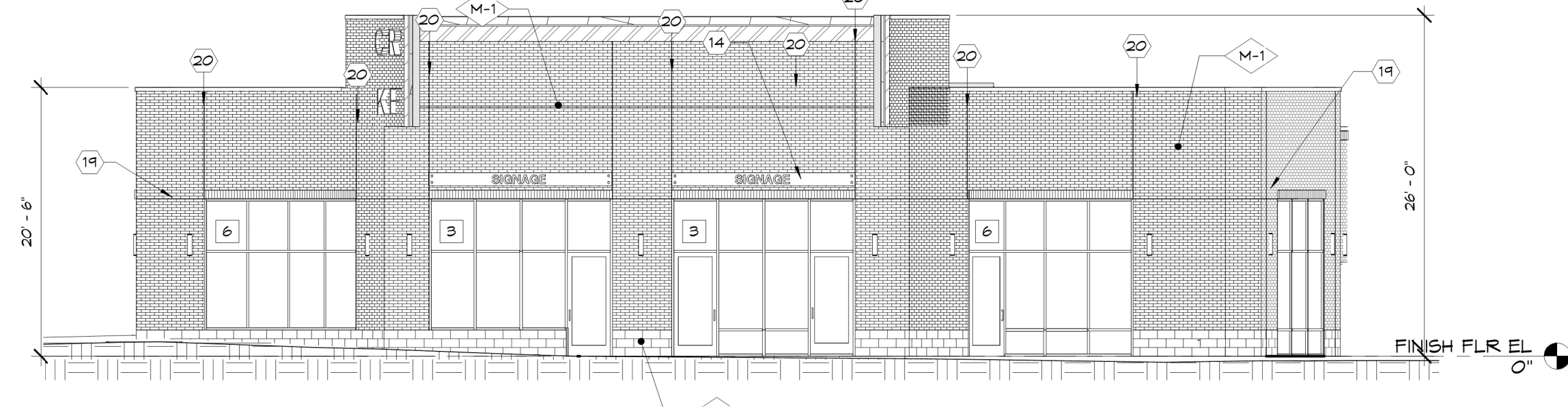
1 BLDG 1 - ELEVATION A
A-301 SCALE: 1/8" = 1'-0"



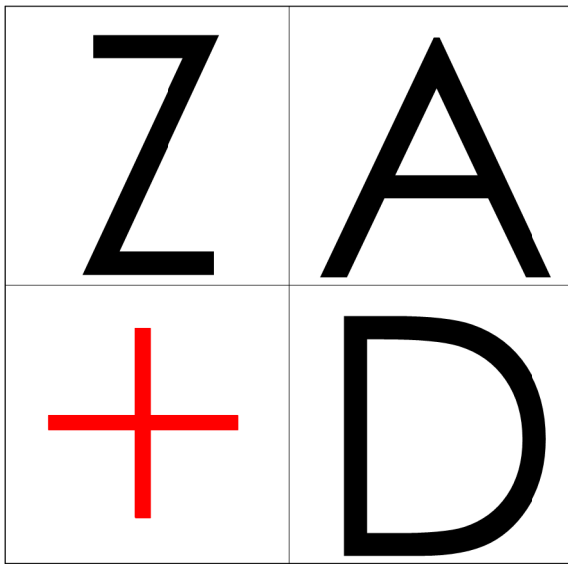
4 BLDG 1 - ELEVATION D
A-301 SCALE: 1/8" = 1'-0"



6 BLDG 2 - ELEVATION B
A-301 SCALE: 1/8" = 1'-0"



8 BLDG 2 - ELEVATION D
A-301 SCALE: 1/8" = 1'-0"



ZA+D design

ZA+D interiors

ZA+D possiv

Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	65% PROGRESS SET	06/15/21
2	PERMIT SET	10/08/21
3	SITE PLAN RESUBMISSION	11/10/21

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS. ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK. ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2021 ©

ZAVOS ARCHITECTURE+DESIGN, LLC.

QUALITY CONTROL REVIEW:

DD: REVIEWER INITIALS: BZ DATE: 5/31/21

CD: REVIEWER INITIALS: BZ DATE: 7/07/21

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MD. LICENSE NUMBER 5286, EXPIRATION DATE 05-15-22

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820220030, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: MOUNTAIN VIEW BURLESON, LLC

ADDRESS: 1825 EYE STREET NW, DC, 20006

(202)

PHONE: 772-5808

SIGNATURE:

CROSSROADS OF KENSINGTON

PROJECT ADDRESS:
10619 Connecticut Ave
Kensington, MD

SHEET TITLE:
ELEVATIONS

JOB NUMBER: 20401
DRAWING NUMBER:

A-301

323 WEST PATRICK ST.
FREDERICK, MD 21701
P.301.698.0020 F.301.698.0920
www.za-d.com

